From:	Danny Aleshire <danny.aleshire@awattorneys.com>
Sent time:	02/21/2019 08:13:01 PM
To:	Boyd Hill <BHill@jacksontidus.law>
Cc:	Ara Mihranian; Jill Martin <jmartin@trumpnational.com>; So Kim; Zowarka, Tom <Tom.Zowarka@fnf.com>; Selim <Selim@sawayaeng.com>
Subject:	RE: Trump - Certificate of Acceptance

Will do, thanks Boyd.

From: Boyd Hill [mailto:BHill@jacksontidus.law]
Sent: Thursday, February 21, 2019 3:24 PM
To: Danny Aleshire
Cc: 'Ara Mihranian'; Jill Martin; So Kim; Zowarka, Tom; Selim
Subject: RE: Trump - Certificate of Acceptance

Danny:

Please advise Karla that the updated version of Final Map 50666 that Selim sent to the CCC on September 25 2018 is the latest version.

Boyd Hill
Attorney
bhill@jacksontidus.law
D: 949.851.7491

Jackson Tidus
A LAW CORPORATION

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Jackson Tidus
2030 Main Street, 12th Floor
Irvine, CA 92614

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Wednesday, February 20, 2019 9:55 AM
To: Boyd Hill
Cc: 'Ara Mihranian'; Jill Martin; So Kim; Zowarka, Tom; Selim
Subject: FW: Trump - Certificate of Acceptance

Hi Boyd,

See below from Karla at the Coastal Commission. She would like to process this clerical change to the Certificate of Acceptance as an amendment rather than a replacement. I agree with her that this can be done as an amendment, though it should probably

include VH Property Corp/VHPS as signatories for the new legal descriptions.

She's indicated that it will take a few weeks for them to review the legal descriptions so I suppose we have some time for this. Let me know if you'd like me to prepare the draft amendment to send them for review.

Also – has Selim sent the Coastal Commission an updated version of the Final Map for 50666 to address their prior comments?

Thanks,

Danny

From: Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
Sent: Tuesday, February 19, 2019 1:06 PM
To: Danny Aleshire
Cc: Tobin, Erin@Coastal; Rehm, Zach@Coastal; Sexton, Pat@Coastal
Subject: RE: Trump - Certificate of Acceptance

Hi Danny –

I'm not comfortable processing these changes as a re-recording of the COA. However, assuming we confirm all the changes are consistent with the prior approvals, we can work with you on processing an amendment. My recommendation is that it be similar to the Special Condition 2 Amendment to Conservation Easement we agreed to (see attached) which would update the exhibit with the new legal descriptions and graphics. In any event, there needs to be a Coastal signature on the document.

Regarding the 30 pages of new legal description and graphic depictions, we'll review and get back to you with any comments at our earliest opportunity but it'll be a couple of weeks at the earliest.

Regarding the tract map for 50666, please note we have not approved a final version for recording. The last version we received still needed a variety of changes. We have told the applicant this repeatedly so I don't understand why they are trying to proceed without Commission approval.

Karla V. Galvez, Attorney

California Coastal Commission

45 Fremont St., Ste 2000

San Francisco, CA 94105

T: (415) 904-5220

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Wednesday, February 13, 2019 8:20 PM
To: Rehm, Zach@Coastal; Galvez, Karla@Coastal; Sexton, Pat@Coastal
Cc: Danny Aleshire
Subject: Trump - Certificate of Acceptance

Hi All,

I have discussed with Zach an issue that has come up in Trump's attempt to record the Final Map. The title company needs to provide a subdivision report in order to record the Final Map and it is unwilling to confirm the exact boundaries of the property that was conveyed to the City under the OTD for Fee Title (in Oct. 2000), given the fact that it is based solely on a crude map depiction and description in the OTD and the appearance of possible discrepancies from that map depiction and the actual boundaries of the property conveyed to the City as now shown in the Final Map. See attached for the depiction / description in the OTD which is the only description / depiction of the property that is purportedly conveyed under the OTD.

To address this issue, we have prepared the attached replacement Certificate of Acceptance, which the title company has signed off on, and which includes the specific legal descriptions of the open space areas that were intended to be dedicated to the City under the OTD for Fee Title. This document describes the issue as simply a clerical error in the previously recorded Certificate of Acceptance, based on the fact that the CoA did not include an Exhibit B which was intended to be attached to the previously recorded CoA. The Exhibit B to this document provides the specific legal descriptions of the open space parcels that were intended to be dedicated to the City, which the City Engineer has previously reviewed, commented on, and ultimately signed off on.

This document is intended to be signed by Trump, the City, and the Coastal Commission so that its explicitly clear what property was intended to be transferred to the City under the OTD for Fee Title. If you are ok with the City signing this document without the Coastal Commission's signature, that's fine, but we wanted to give you the opportunity if desired.

Please review and let us know if this is acceptable for execution as we'd like to get this scheduled for a Council hearing asap. Of course, if you have any questions, please don't hesitate to contact me.

Thanks,

Danny Aleshire | Associate

Aleshire & Wynder, LLP | 2361 Rosecrans Ave., Suite 475, El Segundo, CA 90245

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